

142454

CERTIFICATION OF SOURCE OF TITLE:

THE PROPERTY SHOWN ON THIS PLAT STANDS IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. # 140706.

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR:
QUARTERPATH WILLIAMSBURG, LLC

By: W. Will Aust 9/23/14
Walter William Aust, Jr. DATE
PRINTED NAME
Manager
TITLE

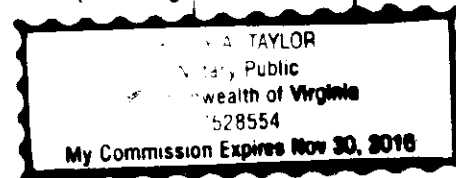
CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Newport News
I, Kelly A. Taylor, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 23rd DAY OF September, 2014.
MY COMMISSION EXPIRES November 30, 2016

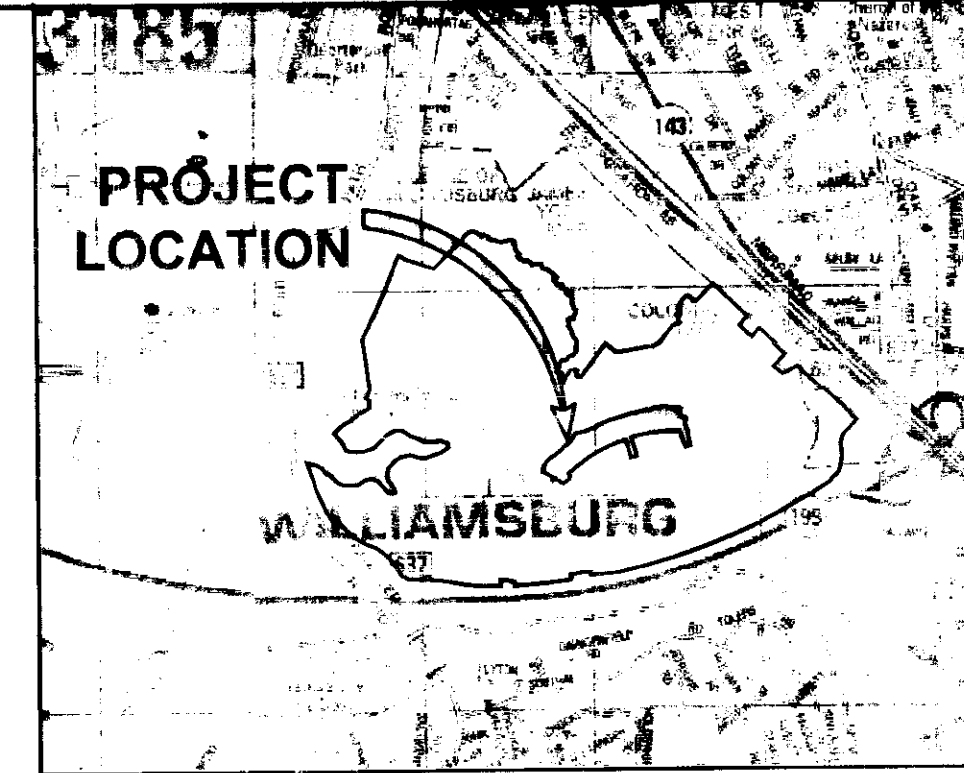
NOTARY REGISTRATION NUMBER: 7528554

NOTARY: Kelly A. Taylor



GENERAL NOTES

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF WILLIAMSBURG THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBERS 51095C0145C, PANELS 145 OF 240, FOR COMMUNITY NUMBER 510294, DATED 09/28/2007 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF WILLIAMSBURG, VIRGINIA. ZONE "X" IS DEFINED AS AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.
3. THE PROPERTY IS ALL OF TAX PARCEL ID NUMBER 589-02-00-001. THE PROPERTY ADDRESS IS 1451 QUARTERPATH ROAD, WILLIAMSBURG.
4. THE PROPERTY IS CURRENTLY ZONED ED ECONOMIC DEVELOPMENT DISTRICT CONDITIONAL WITH PROFFERS.
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. THIS PLAT IS BASED ON RECORD DOCUMENTS AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDE, AND COVENANTS OF RECORD.
7. SITE IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA. THE SITE IS OUTSIDE THE RPA AND PARTIALLY INSIDE THE RMA AS DEFINED BY THE CITY OF WILLIAMSBURG ORDINANCE FOR THE PRESERVATION OF THE CHESAPEAKE BAY.
8. PROPOSED DRAINAGE AND UTILITY EASEMENTS (UNLESS THEY ARE NOTED AS PRIVATE) ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
9. PROPOSED PRIVATE EASEMENTS ARE HEREBY DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.

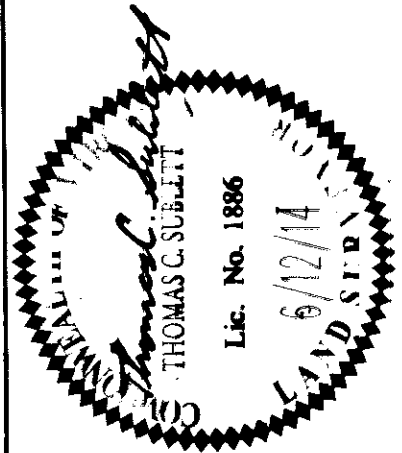


VICINITY MAP
(Approximate Scale: 1"=2000')
Copyright ADC The Map People permitted use number 21004223

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS FOR THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE CITY.

Thomas C. Sublett 6/12/14
THOMAS C. SUBLETT, L.S. #1886 DATE



AREA TABULATION

OLD RESIDUAL AREA PARCEL B	110.911 AC.± (PER INSTR. 140732)
RIGHT OF WAY	97,430 S.F.± OR 2.237 AC.±
ALLEYS	51,152 S.F.± OR 1.174 AC.±
COMMON AREA	1,132 S.F.± OR 0.026 AC.±
LOT AREA (INCLUDES LOTS B-1 AND B-4)	95,717 S.F.± OR 2.197 AC.±
NEW RESIDUAL AREA PARCEL B	105.277 AC.±

CERTIFICATE OF APPROVAL

THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Reed T. Nater 10/23/14
SUBDIVISION AGENT OF THE CITY OF WILLIAMSBURG DATE

5 Large Plats Recorded
herewith as # 142454

STATE OF VIRGINIA

CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 24th DAY OF October, 2014.

THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:31 PM

INSTRUMENT # 142454

TESTE: Betsy B. Woolridge, DC
BETSY B. WOOLRIDGE, CLERK

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AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION
VILLAGE GREEN NORTH
TOWNHOMES AT QUARTERPATH
PHASE ONE
BEING THE PROPERTY OF
QUARTERPATH WILLIAMSBURG, LLC
CITY OF WILLIAMSBURG VIRGINIA

Project Contacts	TCS/JFS
Project Number	W10219-01
Scale	Date
1"=30'	6/12/14
Sheet Number	
1 OF 5	